FILED
GREENVILLE CO. S.C.

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SOUTH CAROLINA Greenville COUNTY:

In consideration of advances made and which may be made by Blue Ridge Production Credit Association, Lender, to W. F. Stanford and Elda Mae H. Stanford, Borrower, (whether one or more), aggregating TWO THOUSAND FIVE HUNDRED AND NO/100 Dollars ($ 2,500.00), (evidenced by note(s) of even date herewith, hereby expressly made a part hereof) and to secure, in accordance with Section 45-55, as amended, Code of Laws of South Carolina, 1962, (1) all existing indebtedness of Borrower to Lender (including but not limited to the above described advances), evidenced by promissory notes, and all renewals and extensions thereof, (2) all future advances that may subsequently be made to Borrower by Lender, to be evidenced by promissory notes, and all renewals and extensions thereof, and (3) all other indebtedness of Borrower to Lender, now due or to become due or hereafter contracted, the maximum principal amount of all existing indebtedness, future advances, and all other indebtedness outstanding at any one time not to exceed EIGHT THOUSAND AND NO-- Dollars ($ 8,000.00), plus interest thereon, attorney's fee and court costs, with interest as provided in said note(s), and costs including a reasonable attorney's fee of not less than ten (10%) per centum of the total amount due thereon and charges as provided in said note(s) and herein, Undersigned has granted, bargained, sold, conveyed and mortgaged, and by these presents does hereby grant, bargain, sell, convey and mortgage, in fee simple unto Lender, its successors and assigns:

All that tract of land located in O'Neal Township, Greenville County, South Carolina, containing 131 acres, more or less, known as the Place, and bounded as follows:

Located in School District No. 400 (Lenoah), near Blue Ridge High School, and as shown by a plat thereof by H. S. Brockman, Surveyor, February 20, 1957, as having the following courses and distances:

BEGINNING at an iron pin on the eastern bank of the South Tyger River (iron pin at 10 feet), cornering with Leon F. Few and running thence and crossing branch with the Few line, N 61-15 E. twenty-nine hundred and forty-two (2942) feet to an iron pin on or near a branch and cornering on the formerly C. M. Ponder Estate lines; thence with the Ponder line, S 13-28 E. eleven hundred and eighty-eight (1188) feet to an iron pin in a red oak stump at angle; thence still with the Ponder line, S 26-07 E. (crossing the improved road) twelve hundred eighteen (1218) feet to an iron pin at the Ponder corner; thence with Ponder line, S 53-34 W one thousand seventy-three (1073) feet to an iron pin at an angle; thence, N 44-30 W. eight hundred seventy-four (874) feet (crossing a branch) to an iron pin; thence S 53-15 W. thirteen hundred seventy-eight (1378) feet (crossing another branch) to an iron pin on the bank of South Tyger River; thence with the center of the said river as the line as follows: N 31-28 W. 200 feet; N. 20-38 W. 300 feet; N 23-15 W. 300 feet; N. 32-20 W. 193 feet; N 49-00 W. 112 feet; N 9-15 W. 200 feet; N 6-15 E. 253 feet; N 31-15 W. 300 feet to the beginning corner, and bounded northely and north westerly by N. F. Few; easterly and southerly by the former C. M. Ponder Estate; and westerly by the South Tyger River; and being the same tract of land conveyed to J. Henry Barton by Sarah E. Noble on December 13, 1905, and recorded in Vol. RRR Page 301. The above property under the terms of the Will was advertised and sold at public auction on the premises by the executor on February 23, 1957, and sold to the grantee herein, who was at the price named the last and highest bidder therefor.

A default under this instrument or under any other instrument heretofore or hereafter executed by Borrower to Lender shall at the option of Lender constitute a default under any one or more, or all instruments executed by Borrower to Lender.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said lands and premises unto Lender, its successors and assigns with all the rights, privileges, members and appurtenances thereto belonging or in any wise appertaining:

UNDERSIGNED hereby binds himself, his heirs, executors, administrators and assigns to warrant and forever defend all and singular the said premises unto Lender, its successors and assigns, from and against Undersigned, his heirs, executors, administrators and assigns and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

PROVIDED, ALWAYS, NEVERTHELESS, that if Borrower shall pay unto Lender, its successors or assigns, the aforesaid indebtedness and all interest and other sums secured by this or any other instrument executed by Borrower as security to the aforesaid indebtedness and shall perform all of the terms, covenants, conditions, agreements, representations and obligations contained in all mortgages executed by Borrower to Lender according to the true intent of said Mortgages, all of the terms, covenants, conditions, agreements, representations and obligations of which are made a part hereof to the same extent as if set forth in extenso herein, then this instrument shall cease, determine and be null and void; otherwise it shall remain in full force and effect.

It is understood and agreed that all advances heretofore, now and hereafter made by Lender to Borrower, and all indebtedness now and hereafter owed by Borrower to Lender, and any other present or future indebtedness or liability of Borrower to Lender, whether as principal debtor, surety, guarantor, endorser or otherwise, will be secured by this instrument until it is satisfied of record. It is further understood and agreed that Lender, at the written request of Borrower, will satisfy this mortgage whenever: (1) Borrower owes no indebtedness to Lender, (2) Borrower has no liability to Lender, and (3) Lender has not agreed to make any further advance or advances to Borrower.

This agreement shall inure to the benefit of Lender, its successors and assigns, and any successor, or assign of Lender may make advances hereunder, and all such advances and all other indebtedness of Borrower to such successor or assign shall be secured hereby. The word "Lender" shall be construed to include the Lender herein, its successors and assigns.

EXECUTED, SEALED, AND DELIVERED, this the 12th day of January, 19 62.

W. F. Stanford (L. S.)
(W. F. Stanford)

Elda Mae H. Stanford (L. S.)
(Elda Mae H. Stanford)

Signed, Sealed and Delivered
in the presence of:

Juanita Lancaster
(Juanita Lancaster)

W. A. Hambright
(W. A. Hambright)

R. C. H. E. Mtge.—Rev. 9-60

Form FCA 400

Satisfied and Cancelled this 14 day of Feb. 1963

Blue Ridge Production Credit Association

W. A. Hambright
Secretary-Treas.

Witness: Juanita Lancaster

SATISFIED AND CANCELLED OF RECORD
This 14 day of Feb. 1963
R. M. C. GREENVILLE COUNTY, S. C.
At 9:24 A. M. No. 38919